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9 November 2004  
C6-BRC-T-04-040

Cypress Equities  
An Affiliate of Staubach Retail Services  
15601 Dallas Parkway, Suite 400  
Addison, TX 75001

*File  
Harbor Gateway  
Former Vactor Property,  
Former AutoNation  
Property - now  
Cypress Equities*

Attention: Mr. Jeff Coker

Subject: Groundwater Remediation Program-Parcel A Wells  
Boeing Former C-6 Facility  
Los Angeles, California

Dear Mr. Coker:

Boeing Realty Corporation (BRC) has prepared this letter to update you on the status of the installation of the remainder of our groundwater bioremediation system wells at the Subject Site.

As previously communicated, the groundwater bioremediation system consists of a network of wells that will be installed on Parcels A & C. The bioremediation system for this area of the Subject Site is detailed in a Work Plan (Arcadis, 2002) that was approved by the Regional Water Quality Control Board-Los Angeles Region (LARWQCB) on 29 October 2002. This Work Plan includes a total of approximately 200 bioamendment wells, 23 of which will be installed on Parcel A (See the attached figure).

Each well consists of a 2-inch casing installed to a depth of up to 120 feet below ground surface and will be used for the addition of a food-grade amendment such as molasses or vegetable oil to stimulate the natural breakdown of the chemicals present in groundwater. With the exception of the one monitoring well, all of the wells will be piped underground to a common underground vault on Parcel C so that amendment addition can be performed from the BRC property. Amendment will be added to the wells up to four times per year for a minimum of five years. The monitoring well will have a road box flush with the final site grade.

We have been coordinating the installation of these wells and piping with Mr. Russ Herbel of Near-Cal Construction. Two of the wells were installed in September. The remainder of the wells will be installed starting on 8 November 2004 as site access and weather allows. The well locations have been surveyed and reviewed with Mr. Russ Herbel. Once these wells have been installed, they will have casing that will extend above ground surface until our piping contractor can make the underground connections, anticipated to be in late November or early December. Until that time, the wells will need to be protected during your site work as you are currently doing with other site wells. The wells and piping must be in prior to your curb, gutter, and

  
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paving installation. We will continue to coordinate the on-site logistics with Mr. Russ Herbel of Near-Cal.

If you have any questions, please contact me at (562) 733-2173 or Mr. Scott Zachary of Haley & Aldrich at (619) 993-1791.

Sincerely,



Mario Stavale  
Senior Real Estate Manager

cc: S. Zachary-Haley & Aldrich  
J. Ramirez-Cypress  
R. Herbel-Near-Cal



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